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Banyan Court (fka Banyan Cove)

City of Delray Beach
Application for SPRAB (Class II Site Plan)
Justification Statement

Intake: Jan. 21, 2020
Resub: Aug. 26, 2020
Resub: Sept. 30, 2020
Resub: Nov. 20, 2020

Application Request

On behalf of the property owner, Stellar Communities, LLC, Miller Land Planning is pleased to propose this application for Site Plan Review & Appearance Board ("SPRAB")/Class II Site Plan application for the approval of architectural elevations for the Master Development Plan approved 40 single-family zero lot line subdivision known as "Banyan Court", a 6.678 acre property located on the east side of Barwick Road and approximately 250 feet north of Sabal Lakes Road.

On January 21, 2020, the property received approval for voluntary annexation from Palm Beach County to the City of Delray Beach via Ordinance 44-19, implementation of a future land use designation of Medium Density (MD) via Ordinance 37-19 and a rezoning to the City's Planned Residential Development, at 6 units per acre (PRD-6) zoning district based on a Master Development Site Plan for 40 single-family zero lot line homes via Ordinance 38-19.

On July 21, 2020 the property received Final Plat approval for a 40-lot subdivision via Resolution Number 118-20 and recorded in Plat Book 130 Page 171.

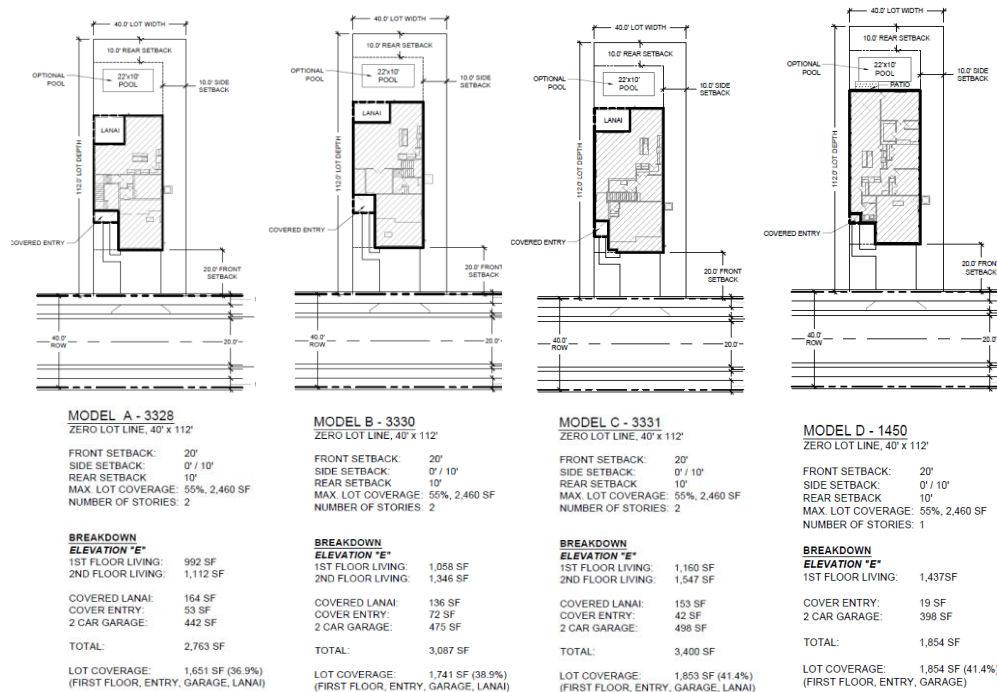
Since the original Site Plan submittal, the Applicant has made some changes to the model types and elevations based on current market trends. There are no proposed changes to the development plan and Final Plat as previously approved. Accordingly, we have revised the floor plans, elevations and color renderings to reflect the new model types.

Project Description

The approved Banyan Court development consists of 40 zero lot line single-family lots with access to Barwick Road via a 40' right-of-way and two driveway connections. The community provides for a linear park with benches, pedestrian entry with arbor feature, two solar power pavilions and dog walking stations throughout. The site provides for 32.8% of open space and 15.02% of common open space which meets and exceeds Land Development Regulations ("LDR's").

There are 4 home models being offered as a selection for future buyers. Models A, B and C are 2-story homes ranging from 3 to 5 bedrooms and all with a covered lanai and 2 car garages. Model D is a 1-story home with 3 bedrooms, an outside patio and 2 car garage. All models will have the option for pools in their rear yards and will meet per lot landscape requirements. Floor plans and elevations are provided for each model type in compliance with LDR's for the PRD zoning district Section 4.3.4(K) and Section 4.4.7(F)(2).

The future homebuyer has the option to pick which model type they would like for their lot. As such, we have updated the plan set to remove the model types from within each lot line of the plans and provided typical details so there is no confusion at the time of permitting. A typical of each model type is provided on sheet SP-5 for compliance with LDR's for setbacks and massing. Below is a graphic summary of Models A-D within a typical lot detail and renderings. Additionally, a Materials and Color Scheme cut sheet is provided with this resubmittal which identifies color schemes, roof colors, door colors, pavers and accents.



MODEL A - 3328



MODEL B - 3330



MODEL C - 3331



MODEL D - 1450



Conclusion

The plans and application material have been prepared pursuant to SPRAB/Class II Site Plan application requirements, TAC comments received by City Staff and recommendations from the Site Plan Review and Appearance Board. The appearance and treatment of all sides of the buildings have been taken into consideration as depicted in the architectural plans. Accordingly, we request your review and approval of the attached plans provided with this application for scheduling at the next viable SPRAB meeting in December. Should any additional information be required, please contact us at the number above or via email at avillalobos@udsflorida.com or bmilller@udsflorida.com.